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Landscape Architecture

September 30, 2014

Russlyn Wells, Senior Planner
City of Tucson
201 N. Stone Ave., 2nd Floor
Tucson, AZ 85726

Subject: Minor Text Amendment
Car Wash – 12th Avenue and Drexel Road
WLB Job No. 110014-A-002

Dear Russlyn:

My client owns the existing self serve car wash located at 5701 S 12th Avenue. The car wash consists of five bays utilizing hand-operated, wand type equipment and one bay using non-conveyor, automatic equipment and vacuum equipment. The property is zoned C-1 and a special exception was granted for this use. The special exception was approved in December 2010 and the car wash has been operational for 3 years. At this time my client would like to upgrade the equipment of the automatic bay by installing a conveyor system.

Per UDC (Unified Development Code) Section 4.8.6 Commercial Services Land Use Group, Automotive – Minor Services and Repair, Special Exception Use; Use Specific Standard Section 4.9.4.F.5.

5. Auto washing, limited to a self-service, coin-operated car wash, is permitted on the premises. No more than six bays using hand-operated, wand-type equipment or more than one bay using non-conveyor, automatic equipment are permitted, and vacuum equipment shall be located at least 100 feet from any residential zone.

The addition of a conveyor is not allowed in this zone. We are requesting a minor text amendment to the UDC to strike the word “non-conveyor” in the Use Specific Standard Section 4.9.4.F.5.

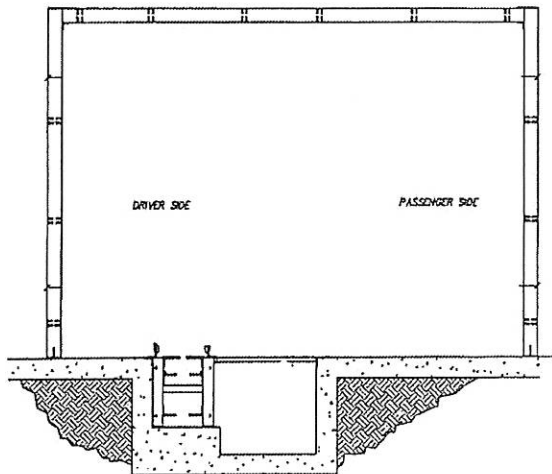
The car wash industry is evolving and customers are wanting more convenient and timely ways to wash their cars. Self-serve automatic bays with conveyors are a part of this change. The conveyor system is still a self serve function. Customers will drive their vehicle onto the conveyor and remain in the vehicle during the automated wash process. An employee will be present to guide the customer onto the conveyor system. The employee is present only to guide customers onto the conveyor and to maintain the facility. At no time will the employee engage in the washing, drying, vacuuming, or detailing of vehicles for customers.

In the past, conveyor systems were associated with full service automatic car washes found in C-2 zoning. They operated by having the customer exit the vehicle and an employee would drive the vehicle onto the conveyor which then transported the vehicle through the automated wash process. The employee also engages in drying, vacuuming, or detailing of vehicles for customers.

Since self serve car washes are allowed in C-1 zoning there is the possibility of them being adjacent to residential neighborhoods. Impacts to neighbors are closely scrutinized through the Special Exception process with noise being one of the main factors. It is our opinion that the addition of the conveyor will have no adverse impact to the neighbors.

The conveyor is driven by with an electric or hydraulic motor which is located inside the mechanical room. The motor emits the majority of the noise roughly 53 to 60 dB. At the existing car wash (5701 S 12th Street) the motor is located in the mechanical room which is constructed of concrete masonry walls and an insulated roof. The conveyor will be located in a concrete trench within the existing building. The conveyor has roller guides that advances the vehicle via a chain. These guides are placed in strategic positions (approximately 15') to reduce operation noise.

TYPICAL EQUIPMENT INSTALLATION DETAIL



The amount of noise created by the conveyor system will not affect the adjacent neighbors. See attached letter from a car wash conveyor manufacturer.



Ms. Russlyn Wells
September 30, 2014
Page 3

With the existing car wash at 5701 S 12th Street the following are items associated with upgrading the facility with a conveyor system:

1. Currently, this car wash operates 24 hours, 7 days a week. With the addition of a conveyor the self serve automatic car wash bay will only be open from 7:00 am to 9:00 pm. The overall cumulative noise level will be reduced.
2. The motor is located in the mechanical room which is constructed of concrete masonry walls and an insulated roof.
3. There is an existing 8' high wall between the car wash and the residential neighborhood.
4. The existing buildings will remain.

If you have any questions or would like additional information, please let me know.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in dark ink, appearing to read 'Gary L. Grizzle', is written over the printed name.

Gary L. Grizzle, PLA

Manager of Landscape Architecture

C: Evo DeConcini

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